



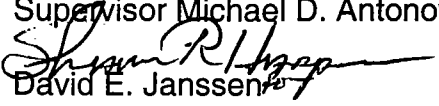
County of Los Angeles CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

October 12, 2004

To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: 
David E. Janssen
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

DEPARTMENT OF CHILDREN AND FAMILY SERVICES (DCFS), 3075 WILSHIRE BOULEVARD, LOS ANGELES

The Chief Administrative Office (CAO) received notices of planned Los Angeles County employee demonstrations on Tuesday, October 12, 2004 at 11:30 a.m. and Thursday, October 14, 2004 at 12:00 p.m. at 3075 Wilshire Boulevard, Los Angeles to protest "Sick Building" conditions at 3075 Wilshire Boulevard. This building is the subject of a lawsuit between the landlord and several County employees. The County was previously named as a party to this lawsuit, but has been dismissed as a party by the Court.

With respect to some employees' assertions that there may be the potential for mold in the building, staff from CAO-Real Estate Division met on Friday, October 8, 2004 with representatives from DCFS and County Counsel to develop an action plan for a comprehensive survey of potential environmental issues at the building and enhanced general sanitation and building maintenance beyond what is typically required of the landlord under the repair and maintenance provision of the lease.

As a result of that meeting the following has occurred:

1. The CAO's Risk Management Branch Loss Control and Prevention is contacting qualified outside firms to obtain a proposal to conduct a comprehensive investigation of potential environmental issues. The scope of the project and cost estimates will be obtained from the vendors. The proposal is expected this week. The scope of the testing is anticipated to include additional testing for legionella and mold. (Attached is previous correspondence submitted to your Board concerning legionella.)

Each Supervisor
October 12, 2004
Page 2

2. The building owner has thoroughly deep cleaned the carpet on floors 3, 4, 7, 8, and 9 of the facility. DCFS inspected the property on Sunday, and observed that 99 percent of the stains were removed from the carpet. The owner cleaned floors 5 and 6 on Monday, October 11, 2004. He also installed new tile in the 5th floor elevator lobby and new carpet in two elevator cabs. Stripping and waxing of all tile floors is scheduled for October 16th and 17th. The 1st floor restrooms were painted to remove graffiti.
3. The landlord has also agreed to provide a dedicated custodian to floors 4, 5, and 6 for each of three shifts assigned to the 24/7 command center.

Future actions which are anticipated will include replacing all damaged carpeting and evaluation of the Heating, Ventilation, and Air Conditioning (HVAC) System. The CAO will also provide a report on the parking.

The landlord's representative, DCFS and SEIU 535 met at 10:15 a.m. today in the building.

If you have any questions or need further information, please contact Chuck West of the CAO-Real Estate Division at (213) 974-4300.

DEJ:CWW
WLD:pe

Attachments

c: Executive Officer, Board of Supervisors
Department of Children and Family Services
Frank Scott, County Counsel



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE
713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
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Board of Supervisors

GLORIA MOLINA
First District

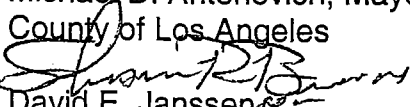
YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

August 7, 2001

To: Michael D. Antonovich, Mayor
County of Los Angeles
From: 
David E. Janssen
Chief Administrative Officer

**DEPARTMENT OF CHILDREN AND FAMILY SERVICES
3075 WILSHIRE BOULEVARD, LOS ANGELES
CHRONOLOGY OF EVENTS RE: LEGIONELLA BACTERIA IN WATER SUPPLY**

With respect to the discovery of the legionella bacteria in the water supply of the building located at 3075 Wilshire Boulevard, Los Angeles, attached is a chronological listing setting forth the events and efforts undertaken, by the County and the ownership, to manage this issue. This listing was previously sent to Supervisor Yaroslavsky on May 17, 2001.

The owner was cooperative and responsive in his desire to address the issue. Prompt corrective actions were taken by him, his staff and the County.

Subsequently, a lawsuit was filed in connection with this matter which is currently being handled by County Counsel. If you have any additional questions regarding the lawsuit please call Frank Scott at (213) 974-1869.

Should you have any questions or require additional information, please advise.

DEJ:SNY
CWW:JP:hd

Attachments

Cfsa3075wilchronforw.janssen

Together We Can Conserve Energy



**DEPARTMENT OF CHILDREN AND FAMILY SERVICES (DCFS)
3075 WILSHIRE BOULEVARD, LOS ANGELES
WATER SUPPLY**

YEAR 2000

ACTION

May 25	Betsy Azariah, Hot Line Regional Administrator, sent memo to all Child Abuse Hot Line staff that an employee in her division has been diagnosed with Legionnaires Disease.
September 6	CAL/OSHA representatives, in response to an anonymous complaint, at 3075 Wilshire Boulevard interview employees regarding an outbreak of Legionnaire's Disease. Water samples are taken for testing.
September 27	Test results show presence of Legionella bacteria, especially in the chiller water. Mr. Keith of CAL/OSHA does not believe this is a result of the HVAC (Bobbie Burns' memo dated October 5, 2000).
Sept. 28-Oct 2	Building Engineer Barragan and Aqua-Serve Engineers, the outside consultant hired by building owner, take prescribed corrective action as described in memo dated September 28, 2000.
October 3	CAL/OSHA representative met with building manager and union reps and took additional water samples.
October 19	Testing of 20 samples from different areas of the building show presence of legionella in 12 of the samples.
October 19	Jim Cleaver from DCFS Facilities Planning called Jim Petersen, CAO Real Estate Division (RED), and inquired about RED's knowledge of Legionnaire's disease at 3075 Wilshire Boulevard. He had no knowledge to share. During a telephone conversation with Maurice Salama, RED, Mr. Phillip Ow, DHR, Environmental Health Specialist, brought to Mr. Salama's attention the fact that legionella bacteria was confirmed in the subject facility. Mr. Salama asked for an email confirming this discussion. The email was received on October 20, 2000 and was forwarded to management.

YEAR 2000

ACTION

- October 23 During a telephone conversation, Janie Carr, DCFS, advised RED staff of the potential health risk and said that DCFS was gathering factual information. She faxed approximately 30 pages of information to staff.
- October 24 Janie Carr said that Brad Pye, Jr., DCFS Building Manager, had set up a noon meeting with DCFS employees, DCFS Facilities Planning representatives, union representatives and the building engineer, Leo Barragan.
- October 25 Received a report of the Tuesday noon meeting. The building engineer said that the building's water system is to be treated and flushed the weekend of October 28 and October 29 as recommended by CAL/OSHA and the Health Department. Janie Carr wanted a written report of the work to be performed. Notified John Kim, owner's representative, and he and Claire Fung, 3075 Wilshire LLC partner will provide a report.
- October 26 Janie Carr called and said that a 3075 Wilshire employee had been hospitalized and she would call back with details, i.e., *"Is the cause Legionnaire's? Did it originate at 3075?"* As of October 27, no medical information was available.
- October 26 Contacted the owners with the above information. John Kim participated in a two hour conference call with DCFS management, DHS and CAL/OSHA regarding the scope of corrective action to be taken on Sunday, October 29. (The Lessor had proposed undertaking this work on Sunday, October 22, but had been told by DCFS staff that the date was not convenient.)
- October 29 Building engineer Barragan and Aqua-Serv Engineer, Inc. representatives completed the treatment and flushing of the water system as set forth in John Kim's letter dated October 26. Field testing by Aqua-Serv revealed no legionella bacteria present. CAL/OSHA representatives will take water samples for testing on November 2.

YEAR 2001

ACTION

February 6

CAL/OSHA representatives took ten water samples for testing. Analysis results show no legionella bacteria detected.

February 28

CAL/OSHA issued a Citation and Notification of Penalty based on the September 6, 2000, inspection date. The Citation was issued to DCFS. On advice of Counsel, DCFS Health and Safety Director Bobbie Burns requested a hearing with CAL/OSHA.

March 27

The scheduled hearing was conducted with representatives from CAL/OSHA, County Counsel, DHR Environmental Health, DCFS, RED, 3075 Wilshire LLC (Building Owner) Property Management and attorneys for the Plaintiffs in the lawsuit against the County and 3075 Wilshire LLC. CAL/OSHA agreed that the corrective action taken by the owner had eliminated the problem but continued monitoring was recommended. Building engineer Leo Barragan outlined the steps to be taken as part of the owner's monitoring process, which were approved by CAL/OSHA. The water system is flushed each morning which is the primary preventive measure.

JWP:hd
(cfsalegionchron2.mem)